



Green Communities Criteria Checklist

Revised February 2008

Developer Name: Abdo New York, LLC

Project Name: Arbor Place

Address (Street/City/State): 2001 New York Avenue NE, Washington, DC

Maximum Points

Yes	No	?			
X			Integrated Design		
			1.1 Green Development Plan	Submit Green Development Plan outlining the integrated design approach used for this development that demonstrates involvement of the entire development team.	Mandatory
			Site, Location and Neighborhood Fabric		
			2.1a Smart Site Location: Proximity to Existing Development	Provide site map demonstrating that the development is located on a site with access to existing roads, water, sewers and other infrastructure within or contiguous (having at least 25 percent of the perimeter bordering) to existing development.	Mandatory except infill site or rehabs
			2.1b Smart Site Location: Protecting Environmental Resources - New Construction	Do not locate new development within 100 feet of wetlands, critical slope areas, land identified as habitat for a threatened or endangered species; or on land previously used as public park land, land identified as prime farmland, or with elevation at or below the 100-year floodplain.	Mandatory except infill site or rehabs
			2.1c Smart Site Location: Proximity to Services - New Construction	Locate projects within a ¼ mile of at least two, or ½ mile of at least four community and retail facilities.	Mandatory except infill site or rehabs
X			2.2 Compact Development: New Construction	Achieve densities for new construction of at least six units per acre for detached/semi-detached houses; 10 for town homes; 15 for apartments.	Mandatory except rehabs
			2.3 Walkable Neighborhoods: Sidewalks and Pathways	Connect project to the pedestrian grid. Include sidewalks or other all-weather pathways within a multifamily property or single-family subdivision linking residential development to public spaces, open spaces and adjacent development.	Mandatory
	X		2.4a Smart Site Location: Passive Solar Heating/Cooling	Orient building to make the greatest use of passive solar heating and cooling.	4
10			2.4b Smart Site Location: Grayfield, Brownfield or Adaptive Reuse Site	Locate the project on a grayfield, brownfield or adaptive reuse site.	10
5			2.5 Compact Development	Increase average minimum densities to meet or exceed: seven units per acre for detached/semi-detached; 12 units for town homes; and 20 units for apartments.	5
5			2.6 Walkable Neighborhoods: Connections to Surrounding Neighborhood	Provide a site plan demonstrating at least three separate connections from the development to sidewalks or all-weather pathways in surrounding neighborhoods.	5
6			2.7 Transportation Choices	Locate project within ¼ mile radius of adequate public transit service, or ½ mile radius from an adequate fixed rail or ferry station.	12
			Site Improvements		
X			3.1 Environmental Remediation	Conduct a Phase I Environmental Site Assessment and provide a plan for abatement if necessary.	Mandatory
X			3.2 Erosion and Sedimentation Control	Implement EPA's Best Management Practices for erosion and sedimentation control during construction referring to the EPA document, Storm Water Management for Construction Activities.	Mandatory
X			3.3 Landscaping	Provide a tree or plant list certified by the Architect or Landscape Architect, that the selection of new trees and plants are appropriate to the site's soils and microclimate and do not include invasive species. Locate plants to provide shading in the summer and allow for heat gain in the winter.	Mandatory if providing landscaping

LH = Compatible with a LEED for Homes credit
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ZONING COMMISSION
District of Columbia
CASE NO.09-06
EXHIBIT NO.2F

	X			3.4 Surface Water Management	
			LH	Capture, retain, infiltrate and/or harvest the first ½ inch of rainfall that falls in a 24-hour period.	5
2				3.5 Storm Drain Labels	
				Label all storm drains or storm inlets to clearly indicate where the drain or inlet leads.	2
Yes	No	?		Water Conservation	
X				4.1a Water-Conserving Appliances and Fixtures: New Construction	
			LH	Install water-conserving fixtures with the following minimum specifications: toilets – 1.3 GPF; showerheads – 2.0 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM	Mandatory
				4.1b Water-Conserving Appliances and Fixtures: Moderate Rehabilitation	
			LH	Install water-conserving fixtures with the following minimum specifications <i>for toilets and shower heads</i> and follow requirements for other fixtures wherever and whenever they are replaced: toilets – 1.3 GPF; showerheads – 2.0 GPF; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM.	Mandatory
	X			4.1c Water-Conserving Appliances and Fixtures	
			LH	Install water-conserving fixtures with the following minimum specifications: toilets – 1.1 GPF; showerheads – 1.75 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 1.5 GPM	5
X				4.2 Efficient Irrigation	
			LH	If irrigation is necessary, use recycled gray water, roof water, collected site run-off, water from a municipal recycled water system, or a highly efficient irrigation system including all the following: system designed by EPA Water Sense professional; plant beds with a drip irrigation system; separately zoned turf and bedding types; a watering zone timer/controller; moisture sensor controller.	Mandatory <i>if irrigation is necessary</i>
Yes	No	?		Energy Efficiency	
X				5.1a Efficient Energy Use: New Construction	
			LH	Meet Energy Star standards (single family and low rise residential); exceed ASHRAE 90.1-2004 by 15 percent; California-exceed Title 24 by 15 percent; Oregon, Washington, Idaho and Montana--meet Northwest Energy Star	Mandatory
				5.1b Efficient Energy Use: Moderate & Substantial Rehabilitation	
			LH	Perform an energy analysis of existing building condition, estimate costs of improvements, implement measures that will improve building energy performance by 15 percent from pre-renovation figures.	Mandatory
X				5.2 Energy Star Appliances	
			LH	If providing appliances, install Energy Star clothes washers, dishwashers and refrigerators.	Mandatory <i>if providing appliances</i>
X				5.3a Efficient Lighting: Interior	
			LH	Install the Energy Star Advanced Lighting Package in all interior units and use Energy Star or high-efficiency commercial grade fixtures in all common areas and outdoors.	Mandatory
X				5.3b Efficient Lighting: Exterior	
			LH	Install daylight sensors or timers on all outdoor lighting, including front and rear porch lights in single family homes.	Mandatory
X				5.4 Electricity Meter	
				Install individual or sub-metered electric meters.	Mandatory <i>(see full criteria for exceptions)</i>
	X			5.5 Additional Reductions in Energy Use	
			LH	Exceed the relevant Energy Star HERS score for low-rise residential buildings or exceed other standards by increased percentages.	Optional <i>(see full criteria)</i>
	X			5.6a Renewable Energy	
			LH	Install PV panels, wind turbines or other renewable energy source to provide at least 10 percent of the project's estimated electricity demand.	15
		?		5.6b Photovoltaic (PV) Ready	
				Site, design, engineer and wire the development to accommodate installation of PV in the future.	2
Yes	No	?		Materials Beneficial to the Environment	
5				6.1 Construction Waste Management	
			LH	Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill by at least 25 percent.	5
2				6.2 Recycled Content Material	
			LH	Use materials with recycled content; provide calculation for recycled content percentage based on cost or value of recycled content in relation to total materials for project. Minimum recycled material must be 5 percent	14

	X		6.3 Certified, Salvaged and Engineered Wood	
		LH	Commit to using at least 25 percent (by cost) wood products and materials that are salvaged wood, engineered framing materials or certified in accordance with the Forest Stewardship Council.	5
	X		6.4a Water-Permeable Walkways	
		LH	Use water-permeable materials in 50 percent or more of walkways.	5
	X		6.4b Water-Permeable Parking Areas	
		LH	Use water-permeable materials in 50 percent or more of paved parking areas.	5
5			6.5a Reduce Heat-Island Effect: Roofing	
		LH	Use Energy Star-compliant and high-emissive roofing or install a “green” (vegetated) roof for at least 50 percent of the roof area; or a combination of high-albedo and vegetated roof covering 75 percent of the roof area.	5
5			6.5b Reduce Heat-Island Effect: Paving	
		LH	Use light-colored, high-albedo materials and/or an open-grid pavement with a minimum Solar Reflective Index of 0.6 over at least 30 percent of the site’s hardscaped area.	5
		?	6.5c Reduce Heat-Island Effect: Plantings	
		LH	Locate trees or other plantings to provide shading for at least 50 percent of sidewalks, patios and driveways within 50 feet of a home.	5
Yes	No	?	Healthy Living Environment	
X			7.1 Low / No Volatile Organic Compounds (VOC) Paints and Primers	
		LH	Specify that all interior paints and primers must comply with current Green Seal standards for low VOC	Mandatory
X			7.2 Low / No VOC Adhesives and Sealants	
		LH	Specify that all adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. Caulks and sealants must comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District.	Mandatory
X			7.3 Urea Formaldehyde-free Composite Wood	
			Use particleboard and MDF that is certified compliant with the ANSI A208.1 and A208.2. If using nonrated composite wood, all exposed edges and sides must be sealed with low-VOC sealants.	Mandatory
X			7.4 Green Label Certified Floor Coverings	
		LH	Do not install carpets in below grade living spaces, entryways, laundry rooms, bathrooms, kitchens or utility rooms. If using carpet, use the Carpet and Rug Institute’s Green Label certified carpet, pad and carpet adhesives.	Mandatory if providing floor coverings
X			7.5a Exhaust Fans – Bathroom	
		LH	Install Energy Star-labeled bathroom fans that exhaust to the outdoors and are connected to a light switch and are equipped with a humidistat sensor or timer, <i>or</i> operate continuously.	Mandatory
X			7.5b Exhaust Fans – Kitchen: New Construction & Substantial Rehabilitation	
		LH	Install power vented fans or range hoods that exhaust to the exterior.	Mandatory
			7.5c Exhaust Fans – Kitchen: Moderate Rehabilitation	
	N/A		Install power vented fans or range hoods that exhaust to the exterior.	5
X			7.6a Ventilation: New Construction & Substantial Rehabilitation	
		LH	Install a ventilation system for the dwelling unit, providing adequate fresh air per ASHRAE 62.1-2007 for residential buildings above 3 stories or ASHRAE 62.2 for single family and low-rise multifamily dwellings.	Mandatory
			7.6b Ventilation: Moderate Rehabilitation	
	N/A		Install a ventilation system for the dwelling unit, providing adequate fresh air per ASHRAE 62.1-2007 for residential buildings above 3 stories or ASHRAE 62.2 for single family and low-rise multifamily dwellings.	10
X			7.7 HVAC Sizing	
		LH	Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America Manual, Parts J and S, ASHRAE handbooks, or equivalent software.	Mandatory
X			7.8 Water Heaters: Mold Prevention	
			Use tankless hot water heaters or install conventional hot water heaters in rooms with drains or catch pans with drains piped to the exterior of the dwelling and with non-water sensitive floor coverings.	Mandatory

X			7.9a Materials in Wet Areas: Surfaces In wet areas, use materials that have smooth, durable, cleanable surfaces. Do not use mold-propagating materials such as vinyl wallpaper and unsealed grout.	Mandatory
X			7.9b Materials in Wet Areas: Tub and Shower Enclosures Use fiberglass or similar enclosure or, if using any form of grouted material, use backing materials such as cement board, fiber cement board or equivalent (i.e., not paper-faced).	Mandatory
X			7.10a Basements and Concrete Slabs: Vapor Barrier Provide vapor barrier under all slabs. For concrete floors either in basements or on-grade slab install a capillary break of 4 four inches of gravel over soil. Cover all gravel with 6 millimeter polyethylene sheeting moisture barrier with joints lapped one foot or more. On interior below grade walls, avoid using separate vapor barrier or below grade vertical insulation.	Mandatory
	N/A		7.10b Basements and Concrete Slabs – Radon: New Construction & Substantial Rehabilitation In EPA Zone 1 and 2 areas, install passive radon-resistant features below the slab along with a vertical vent pipe with junction box available, if an active system should prove necessary. For substantial rehab, introduce radon-reduction measures if elevated levels of radon are detected.	Mandatory
X			7.11 Water Drainage Provide drainage of water to the lowest level of concrete away from windows, walls and foundations.	Mandatory
X			7.12 Garage Isolation Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage and outside the sleeping area, and do not install air handling equipment in the garage.	Mandatory
X			7.13 Clothes Dryer Exhaust Clothes dryers must be exhausted directly to the outdoors.	Mandatory
X			7.14 Integrated Pest Management Seal all wall, floor and joint penetrations with low VOC caulking. Provide rodent-proof and corrosion-proof screens (e.g., copper or stainless steel mesh) for large openings.	Mandatory
	N/A		7.15 Lead-Safe Work Practices: Moderate & Substantial Rehabilitation For properties built before 1978, use lead-safe work practices during renovation, remodeling, painting and demolition.	Mandatory
	X		7.16 Healthy Flooring Materials: Alternative Sources Use non-vinyl, non-carpet floor coverings in all rooms.	5
	X		7.17 Smoke-free Building Enforce a "no smoking" policy in all common and individual living areas in all buildings. See full criteria for "common area" definition.	2
X			7.18 Combustion Equipment (includes space & water-heating equipment) Specify power vented or combustion sealed equipment. Install one hard-wired CO detector for each sleeping area, minimum one per floor.	Mandatory
Yes	No	?	Operations and Maintenance	
X			8.1 Building Maintenance Manual Provide a manual that includes the following: a routine maintenance plan; instructions for all appliances, HVAC operation, water-system turnoffs, lighting equipment, paving materials and landscaping, pest control and other systems that are part of each occupancy unit; an occupancy turnover plan that describes the process of educating the tenant about proper use and maintenance of all building systems.	Mandatory
X			8.2 Occupant's Manual Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of green building features, along with the location of transit stops and other neighborhood conveniences, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials, alternate measures for pest control, and purchase of green power.	Mandatory
X			8.3 Homeowner and New Resident Orientation Provide a walk-through and orientation to the homeowner or new resident using the Occupant Manual from 8-2 above that reviews the building's green features, operations and maintenance along with neighborhood conveniences.	Mandatory

45 Points (35 required)